



19 Bute Brae

Milton Keynes, MK3 7TA



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Size and Design Combine..."

...to create this impressive extended five-bedroom detached family home, peacefully positioned within a quiet cul-de-sac. This modern property offers generous living throughout, including an open-plan kitchen/diner, spacious living room, downstairs cloakroom, fully self-contained annex, four well-proportioned bedrooms, and a fitted family bathroom. Additional benefits include off-road parking for three vehicles, a single garage, and a wraparound rear garden.

The open-plan kitchen/diner has been beautifully remodelled by the current owner and features a range of eye-level and base units, integrated appliances including a dishwasher, washing machine, electric oven with gas hob and a sink fitted with a three-in-one instant boiling water tap. The spacious layout accommodates a large dining table, making it ideal for entertaining, with double-glazed French doors opening onto the private rear garden.

The downstairs cloakroom comprises a wash hand basin and low-level WC.

The living room offers a bright and airy feel, with generous proportions that comfortably support a large sofa and make it the perfect space for family gatherings.

The fully self-contained annex provides superb versatility, whether for extended family, guests, or potential rental income. It includes a double bedroom, shower room with walk-in shower, low-level WC and wash hand basin, plus a kitchen/lounge equipped with a sofa, washing machine, electric oven with induction hob, and a titanium sink with mixer tap.

Upstairs, the home offers four well-sized bedrooms, three of which are doubles. The fourth bedroom includes a built-in storage cupboard and is suitable for a single bed.

The modern family bathroom features a free-standing bath, walk-in shower, wash hand basin, and low-level WC.

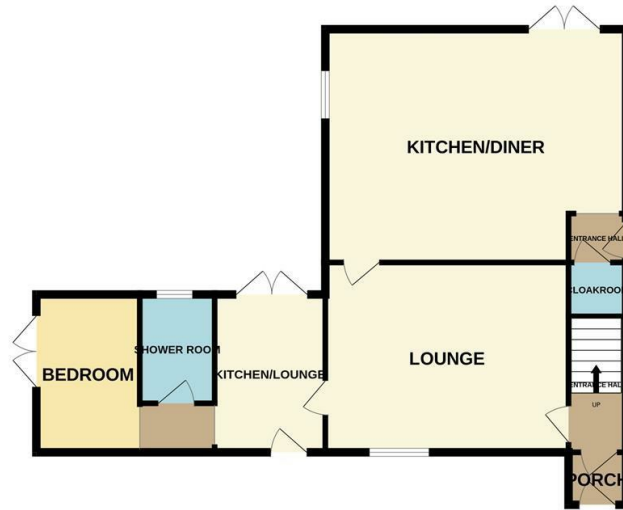
Outside, the property boasts a wraparound private rear garden, off-road parking for two vehicles, a single garage, and separate access to the annex.

Offers over £475,000

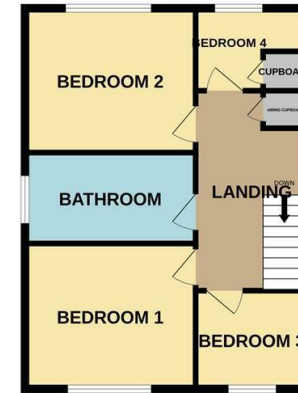
 5  2  3



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	78
	EU Directive 2002/91/EC	



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